ELGIN CITY COUNCIL AGENDA

ELGIN COMMUNITY CENTER — SEPTEMBER 9, 1997

CALL TO ORDER 7:00 pm

APPROVE THE MINUTES of AUGUST 12, 1997

SUPERVISORS REPORTS

Police	Dayton Sibley
Public works	Kyle Boylen
Library	Sandra Good
Fire	Pat McDonald
Ambulance	Merle Laci
Municipal court	Ralph Howell
Recorder	Joe Garlitz

7:15 BID OPENING, Old Ambulance

CITIZENS TO SPEAK
- Sena Smith, re. Banner for Red Ribbon Week
- Olga Grant, re. Easement for building encroachment

COMMITTEE REPORTS
- Administration: Councilors Cooper and Stover
- Public Works: Councilors McMullen and Churchill
- Public Safety: Councilors Short and Bennett

OLD BUSINESS
- Ordinance 122, Standards for Manufactured homes, adoption
- Ordinance 123, Allowing horses as a conditional use in the R-1 zone
- Grande Ronde Hospital Billing Agreement
- Opera House Lease

NEW BUSINESS
- Resolution 1037, Authorizing signatures for Hunaha Park Grants
- Resolution Authorizing signatures for fire truck lease/purchase
- Resolution for conditional use of existing horses in R-1 Zone

CORRESPONDENCE
- Elgin Schools Site Council, re. donations

GOOD OF THE ORDER
- Approve bills

ADJOURN

CITY of ELGIN

COUNCIL MINUTES FOR SEPTEMBER 9, 1997

COUNCILORS PRESENT- Kevin Cooper
Pat McMullen
John Stover
Berta Churchill
Misty Bennett
Leroy Short
Rick Smith - Mayor

Call to Order
The meeting was called to order at 7 pm by Mayor Rick Smith.

Approval of Minutes
The Mayor called for approval of the minutes of the meeting of August 12, 1997. Councilor Churchill moved to approve the minutes as submitted, with Councilor Stover as second. The vote was unanimous for approval, motion carried.

Supervisors Reports
The Mayor called for the supervisors reports.

Police- Chief Sibley noted that the Department has two surplus patrol cars. He asked the Council's approval to trade the cars for painting the DARE car. After discussion Councilor McMullen moved to approve trading the surplus cars for work of equal value needed by the Police Department on other vehicles, with Councilor Bennett as second. The vote was unanimous for approval, motion carried.

Chief Sibley said he was still working on a pawn shop ordinance, but is not yet ready to submit it to the Council. He also called attention to the fact that the large number of highschool students walking from the highschool to the grade school lunch room necessitated a school zone designation on Alder between 12th and 14th streets. Councilor Stover moved to make Alder Street from 12th to 14th a school zone with a speed limit of 20 mph when children are present, with Councilor Short as second. The vote was unanimous for approval, motion carried.

Public works- Kyle Boylen informed the Council that the chip-sealing had been completed, but several places had been damaged by drivers "peeling out". He also noted that the repair of well 4 was completed without any problems.

Library- Sandra Good, absent. Ms. Good submitted a written report.

Fire- Chief McDonald; absent, no report.

Ambulance- Merle Laci; absent, no report.

Municipal Court- Ralph Howell was present to submit his monthly court report.

Recorder/Administrator- Joe Garlitz informed the Council that the National Guard was hauling topsoil for Hunaha Park. Ed Botz had contacted the Governor asking for assistance. He was referred to Colonel Caldwell who arranged to have 5 dump trucks begin hauling last week. Mr. Garlitz also called attention to the letter requested by the Council to ODOT regarding highway access on Highway 82.

Citizens to Speak

Sena Smith of Stella Mayfield School was present to request help in purchasing a highway banner for red ribbon week. The banner will cost about $150. Chief Sibley volunteered to contribute $25 for the banner. Five other citizens, present at the meeting, spontaneously offered to contribute $25 each. Councilor Short moved to allocate $150 for the purchase of a second banner, with Councilor Cooper as second. The vote was unanimous for approval, motion carried.

Olga Grant was present regarding the encroachment into the street right-of-way by a garage belonging to her. She is requesting an easement for the building encroachment. A resolution and a recordable easement have been prepared by Mrs. Grant's attorney, Steve Joseph. The resolution grants an easement for the encroachment of the building for the "economic" life of the building. The garage is not in the developed portion of the street and has been in use for at least 40 years. It does not interfere with the public use of the street and poses no danger to the public. Councilor Churchill moved to approve Resolution 1040 granting an easement as described, with Councilor McMullen as second. The vote was unanimous for approval, motion carried.

Jean and Fred Erickson brought a complaint regarding a citation given to their son for having a loaded truck on a paved street. Mrs. Erickson stated she felt that the police officer was rude and unprofessional. She also stated that the notice of truck restrictions was not adequate to inform truckers of the regulation.

Committee Reports

The Mayor then called for the committee reports.

Administration: Councilors Cooper and Stover reported that the bills had been reviewed.

Public Works: Councilors McMullen and Churchill, no report.

Public Safety: Councilors Short and Bennett, no report.

Old Business

Ordinance 122, Standards for Manufactured homes, was read by title for the second reading and presented to the Council for adoption. Mayor Smith, due to the considerable number of interested citizens present, opened the floor for additional public comments.

Dan Reynolds made a presentation stating his opposition to the proposed ordinance. He stated that the ordinance would put an undue restriction on the housing stock for Elgin. A number of other people spoke to the need to provide low cost housing for Elgin. Ron Brand stated an opposition because it would make flat topped trailers un-saleable.

A number of citizens also spoke in favor of the proposed ordinance. The primary concern is that a large number of single wide, metal sided, trailer houses are being installed throughout the residential areas of town. In some cases trailers houses are being doubled

up on 100' lots. A number of people related how the loanable values of their homes have been decreased because of the number and proximity of trailer houses. Others expressed concern that Elgin, being the only town in the County that does not restrict trailer houses, is becoming the dumping ground for trailers. Rosie Laird stated that lenders were discounting the values for homes through out the County, not just Elgin. It was noted that while the trailers being installed were low cost dwellings, the vast majority were being set up as rentals and were not intended to provided "low income" housing but to rent for market value.

Kevin Collier explained that a legal 100'x 50' corner lot could not accommodate a minimum 1,000 sq ft dwelling and still meet the proposed 15 ft rear yard set-back.

At the close of the public comments, Mayor Smith asked for the Council's motion. After discussion among the Councilors, Councilor Stover moved to adopt Ordinance 122 setting standards for manufactured homes as previously read, setting the minimum living area at 1,000 sq ft but striking section 6, rear yard set-back, of the proposed ordinance, with Councilor Short as second. The vote was unanimous for approval, motion carried.

Ordinance 123, Allowing horses as a conditional use in the R-1 zone was presented for consideration. Rod Spikes and Ron Schmittle, members of an ad hoc committee to review the ordinance, recommended the proposed ordinance to the Council. They stated that the committee had reviewed and modified the original draft with the committee's consensus on the ordinance in front of the Council.

Mr. Garlitz read the proposed ordinance in full. Councilor Cooper moved that, with the unanimous consent of the Council, the ordinance be adopted in a single meeting. Councilor McMullen was second. The vote was unanimous for approval, motion carried. The ordinance was read by title and presented to the Council for adoption. Councilor Cooper moved to declare an emergency for the welfare of the community and adopt the ordinance as presented, with Councilor Short as second. The vote was unanimous for approval, motion carried.

Grande Ronde Hospital Billing Agreement: Roger Wilder has submitted another proposal for billing payments for dual dispatch situations. He has offered to pay 70% of the amount the City bills Grande Ronde Hospital. After discussion, it was the consensus of the Council to reject this offer and to propose a payment of 80% of the billed amount.

Opera House Lease: The lease document has not yet been prepared; no action was taken.

New Business

Resolution 1037, Authorizing signatures for Hunaha Park Grants. The City has a consultant under contract to put together grant proposals and other financing sources to provide construction financing of the Hunaha RV and day use park. The Consultant will be drafting a number of documents requiring the Mayor's and Administrator's signature. Resolution 1037 authorizing the Mayor and Administrator to sign the necessary documents for funding sources was presented. Councilor Stover moved to approve Resolution 1037 as presented, with Councilor Churchill as second. The vote was unanimous for approval, motion carried.

Resolution Authorizing signatures for fire truck lease/purchase

The leasing agency has sent a number of document for signatures for the truck lease. Mr. Garlitz also presented a table showing a comparison of the fire truck fund balance, for the lease option and for a cash purchase option. Even though the lease option interest rate is 4.5% and the City is gaining interest at the rate of 5.6%, the cash purchase shows about $4,000 net gain for the City.

Councilor Stover moved to recess the meeting and call to order a meeting of the Contract Review Board, with Councilor McMullen as second. The vote was unanimous for approval, motion carried.

Mayor Smith opened a meeting of the Contract Review Board. After discussion of the option to lease or purchase out-right, in consideration of the saving to the City, Councilor Churchill moved to recommend the out-right purchase of the truck with full payment on delivery, with Councilor Cooper as second. The vote was unanimous for approval, motion carried. Councilor Stover moved to adjourn the Contract Review Board, with Councilor Short as second. The vote was unanimous for approval, motion carried.

Mayor Smith reconvened the Council meeting. Councilor Cooper moved to accept the recommendation of the Contract Review Board to pay for the fire truck in full upon delivery with Councilor McMullen as second. The vote was unanimous, motion carried.

Resolution 1039 recognizing currently existing horses in R-1 Zone, and directing the granting of conditional uses for such currently existing horses as are presumed to be legal pre-existing livestock uses was presented. Councilor McMullen moved to approve Resolution 1039 as presented, with Councilor Bennett as second. The vote was unanimous for approval, motion carried.

Resolution 1038, creating the Hunaha Park fund as provided for in the 1997/98 adopted budget, was presented. Councilor McMullen moved to approve Resolution 1038 as presented, with Councilor Cooper as second. The vote was unanimous for approval, motion carried.

Correspondence

Elgin School Site Council, re. donations. The Site Council is requesting donations for its Character Education program. After discussion, the Council tabled the matter until someone from the Site Council could make a presentation to the Council.

Good of the Order

Councilor Cooper moved to approve the bills as submitted, with Councilor Churchill as second. The vote was unanimous for approval, motion carried.

Councilor Churchill moved to adjourn, with Councilor Bennett as second. The vote was unanimous for approval, motion carried.

Minutes respectfully submitted;

Joe Garlitz,
Recorder/Administrator